

**PLANNING BOARD
TOWN OF WILBRAHAM**
240 Springfield Street
Wilbraham, Massachusetts 01095

Jeffrey Smith, Chairman
Adam Basch
John McCloskey
Tracey Plantier
David Sanders
James Moore, Associate



John Pearsall, Planning Director

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**MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, FEBRUARY 3, 2016**

In attendance: Jeffrey Smith, Chairman
Adam Basch
John McCloskey
Tracey Plantier
David Sanders
James Moore, Associate

Staff: John Pearsall, Planning Director
Lance Trevallion, Building Inspector

Chairman Smith called the meeting to order at 6:30 PM and asked those assembled in the room to proudly join the Planning Board in the recitation of the Pledge of Allegiance.

1. **Approval of Minutes**
Chairman Smith called for a motion to approve the minutes of January 13, 2016 and asked if there were any comments or revisions.

MOTION (SANDERS, PLANTIER): I move that the Board approve the minutes of the January 13, 2016 Planning Board meeting as drafted. Approved (5-0).
2. **Citizens Open Forum**
No citizens took advantage of the open forum opportunity.
3. **Building Commissioner's Report**
Building Commissioner Lance Trevallion provided updates on various building developments and zoning enforcement issues in town. Mr. Trevallion reported that he issued building permits for three new homes last week and shared an update on ongoing efforts to secure and clean up the foreclosed property located at 2451 Boston Road.

4. **Appointment – Jay Reed – Utility Manufacturing**

Proposed Rezoning (R-15 to GB) - Land of Frank L. Reed, Inc., 4V Forest Street

The Planning Board met with Jay Reed of Frank L. Reed, Inc., to discuss a proposal to rezone a portion of 4V Forest Street from Residence-15 to General Business. Chairman Smith explained that the property in question consists of approximately 20,000 square feet and is currently split into two zones: with the northern third zoned General Business and the southern two-thirds zoned Residence-15. The Planning Board noted that the property has been used in the past as a parking lot for adjacent commercial properties and proposed that the entire property be zoned General Business which could be of mutual benefit to the property owner and the town as the town moves forward with efforts to sell the adjacent foreclosed commercial property at 2451 Boston Road. Mr. Reed supported the proposal and the Board agreed to schedule a public hearing in March to receive input from the neighborhood on the rezoning proposal.

5. **Public Hearing**

Proposed Rezoning (R-26 to NO) - Land of W&M Academy, 384 Main Street & 3 Bulkley Road

(Videotaped – WPA)

Board Member Adam Basch recused himself because of potential conflict of interest concerns and left the room during this discussion.

Chairman Smith opened the public hearing at 7:00 PM, read the legal notice into the record and introduced the Planning Board. Stanley Kowalski III, Chairman of FloDesignSonics located at 380 Main Street, presented a proposed request to rezone the properties located at 384 Main Street and 3 Bulkley Road from Residence-26 to Neighborhood Office in order to expand his business. Mr. Kowalski stated that he has an agreement with the Wilbraham & Monson Academy to purchase the two abutting properties contingent on the land being rezoned by Town Meeting. Mr. Kowalski and Engineer Roy Brown presented conceptual plans to replace the existing dwelling at 384 Main Street with a new, single story, 7,000 square foot building with employee parking located on the adjacent vacant property at 3 Bulkley Street. Mr. Kowalski stressed the importance of being good neighbors and promised to incorporate respectful site design, green options for the parking lot and extensive landscaping to screen the development from the view of abutters.

Abutters Tomaya Porter of 3 Birchknoll Drive, Marjorie Weeks of 5 Bulkley Road, James Dunbar of 2 Bulkley Road, Anna Levine of 8 Delmor Circle, Apolinario Pastrana of 388 Main Street, Linda Jones of 8 Bulkley, Ronald Porter of 3 Birchknoll Drive, Joan Dahlen of 1A Old Orchard Road, Liz McEvoy of 406 Main Street and Steven Webster of 4 Birchknoll Drive raised concerns and/or objections with the rezoning proposal concerning potential impacts from increased traffic, noise, loss of wildlife habitat, lower home values, school bus safety, drainage and flooding, spot zoning, changes in the visual and physical character of the neighborhood, length of construction, etc. The consensus of opinion regarding the proposed rezoning was that the existing business was a good neighbor, that a modest expansion of the existing business facing Main Street on the abutting parcel at 384 Main Street might be acceptable if well designed and properly conditioned under special permit zoning, but that any development on the vacant Bulkley Road parcel would be unacceptable and a “deal-breaker” from the neighbors perspective. Mr. Kowalski thanked the abutters for their input and offered to hold an open house with the neighbors to continue discussions about the proposed expansion. Mr. Kowalski also stated that he would have his engineer look at the option of expanding the existing parking lot and that the 3 Bulkley Road parcel would not be included in the rezoning proposal.

MOTION (MCCLOSKEY, PLANTIER): I move that the Board close the public hearing.

Approved (4-0, with Basch recused).

6. **Appointment – Anthony Carnevale**

Site Grading Plans – Lot 12 (26 Carla Lane) & Lot 14 (27 Carla Lane)

Board Members Adam Basch and John McCloskey recused themselves because of conflict of interest concerns and left the room during this appointment.

Mr. Anthony Carnevale, the developer of the Washington Heights Subdivision, presented site grading plans for proposed single-family homes located on Lot 12 (26 Carla Lane) and Lot 14 (27 Carla Lane). The Board had no issues with the proposed request.

MOTION (PLANTIER, SANDERS): I move that the Board approve site grading plans for Lots 12 & 14 in the Washington Heights Subdivision as submitted.

Approved (3-0, with Basch & McCloskey recused).

7. **Westminster Drive Definitive Subdivision Application**

Board Member Adam Basch recused himself because of potential conflict of interest concerns and left the room during this discussion.

Planning Director Pearsall advised that the Westminster Drive Definitive Subdivision application was submitted on January 22, 2016 and deemed incomplete. The required abutters list and sanitary sewage disposal report were not included but are expected to be submitted soon. The subdivider's surveyor will stake the centerline of the proposed road prior to scheduling a site visit at a future meeting.

8. **ZBA Applications – February 18, 2016 Public Hearings**

A. Home Professional Office – Caron Residence, 407 Monson Road

B. Accessory Store & Silkscreening Business– Soccer City, 2041 Boston Road

The Planning Board briefly reviewed the applications.

9. **Planning Board Reports**

A. Community Preservation Committee – Jeffrey Smith

Chairman Smith reported on the applications seeking CPC funding this year.

10. **FY2016 Work Plan**

The Board and Planning Director John Pearsall continued discussions focusing on possible zoning amendments to the Zoning By-Law for consideration at the Annual Town Meeting in 2016.

11. **Proposed Meeting Schedule**

The next Planning Board meeting is scheduled on February 24, 2016. The Board also decided to hold meetings on March 16, 2016 and April 6, 2016

Having no further business, the meeting was adjourned by unanimous consent at 10:15 PM. The Board will reconvene at its next scheduled meeting on Wednesday, **February 24, 2016 at 6:30 PM** in the Selectmen's Meeting Room.

Submitted:

Approved As To Form And Content:



John Pearsall, Planning Director
Date: 3-28-2016



David Sanders, Clerk
Date: 4/6/16